



**CHURCHILL COUNTY
PLANNING COMMISSION
CHURCHILL COUNTY, NEVADA**

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

Fax: (775) 428-0259

E-mail: planning@churchillcounty.org

******NOTICE OF PUBLIC MEETING******

AGENDA

PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Fallon, Nevada

DATE & TIME: August 9, 2023 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

<https://www.youtube.com/@churchillcounty/streams>

If you wish to make public comment, you may make them in person at the meeting or via e-mail, no later than 4:30 PM the day before the meeting, to: planning-admin@churchillcounty.org and planning-bl@churchillcounty.org.

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***
- II. Action will be taken on all Agenda items, unless otherwise noted.***
- III. The Agenda is a tentative schedule. The Planning Commission may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***
- IV. In the interest of time, the Planning Commission reserves the right to impose uniform time limits upon matters devoted to public comment.***
- V. Any statement made by a member of the Planning Commission during the public meeting is absolutely privileged.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

AGENDA:

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Public Comment.**
- 4. Verification of the Posting of the Agenda.**

5. **Consideration and possible action re: Approval of Agenda as submitted or revised.**
6. **Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code.**
7. **Consideration and possible action re: Approval of Minutes of the meeting held on:**
 - A. July 12, 2023
8. **Old Business.**
 - A. Consideration and possible action re: A temporary use permit granted by the Board of County Commissioners to Ruth Miller for property located at 4810 Schindler Road, Assessor's Parcel Number 006-292-48, consisting of 5.03 acres in the A-5 zoning district. The Board noted the expiration date for the permit as August 15, 2023, and the applicant provided an update that the elderly people that she has been allowing to live in an RV on the property still have not found a place to live.
 - B. Consideration and possible action re: A temporary use permit renewal application for temporary quarters during home construction filed by Keary Basford for property located at 895 Howard Place, Assessor's Parcel Number 007-851-19, which originated 8/12/2020. Mr. Basford stated that since installing the septic system, he has been working on making the plans to submit a building permit & to pay the impact fees as soon as possible to the Building Department.
 - C. Consideration and possible action re: Review of a special use permit that was previously granted to Paul & Tiffany Picotte for property located at 2030 Reno Highway, Assessor's Parcel Number 008-361-56, in the C-2 zoning district. The Planning Commission required a review in one year to show progress on meeting the conditions of approval for the permit.
9. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit for temporary quarters during home construction filed by Shawn & Casey Reich for property located at 4886 Oran Road, Assessor's Parcel Number 006-292-74, consisting of 5.0 acres in the A-5 zoning district. The applicants propose to reside in the RV while they are constructing the primary dwelling on the property.
 - B. Consideration and possible action re: A special use permit application for an Explosion/Combustion Testing Facility filed by Pallas Industries, Inc., for property located northeast of Hazen, Assessor's Parcel Number 009-291-09, consisting of 640 acres in the RR-20 zoning district. The applicant proposes to develop, build, and test rocket engines using ground testing methods (not flight testing).
 - C. Consideration and possible action re: An application for a zone change filed by Hooper Management Family LLLP and Sharyl Bancroft Trust for property located off Gummow Drive, Assessor Parcel Numbers 008-391-28 & 008-391-29, consisting of 6.11 and 27.97 acres respectively in the E-1 zoning district. The applicant is requesting a zone change for a portion of the parcels, being a 13 acre parcel fronting Gummow Drive resulting from the proposed boundary line adjustment, from E-1 to R-3.
 - D. Consideration and possible action re: A petition filed by Fernley Business Park, LLC, for property located at 11000 Reno Highway, Assessor's Parcel Numbers 009-251-77 and 009-251-78, to abandon the existing public access easement and replace it with a private access easement in the same location and easement dimension as the existing. The access currently serves only one property owner, and the owner would like to

restrict public access for security and safety reasons. Note that this property was recently approved for land division that has not been completed yet.

10. Action Item.

11. Consent Agenda: All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed, and acted upon separately during this meeting.

- A. Consideration and possible action re: Termination of two special use permits previously granted to Solo Gratia, Inc. for a private Christian school K-12 and for a pre-school/daycare for property located at 665 Sheckler Road, Assessor's Parcel Number 006-191-22, in the A-5 zoning district. The school is moving to a location in the city limits of Fallon and no longer need the permits for this location; therefore, the permits should be terminated.

12. Public Comment.

13. Adjournment.

14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

*I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **3rd day of August 2023**, between the hours of **8:30 a.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:*

1. County Administration Building, 155 N. Taylor St., Fallon, NV;
2. The Churchill County Website @ www.churchillcountynv.gov;
3. The State of Nevada Website @ <https://notice.nv.gov/>.



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **3rd day of August 2023**.



Notary Public



ALEXA ROBINSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 21-2602-04 - Expires December 1, 2025

Endnotes:

Disclosures:

**Churchill County is an equal opportunity provider and employer.*

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:*

- 1. Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;*
- 2. Fax: (202)690-7442; or*
- 3. Email: program.intake@usda.gov.*

Procedures:

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Churchill County Planning Commission reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Public Works, Planning and Zoning office, 775-423-7627. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Public Works, Planning and Zoning office. You are entitled to one copy of the supporting materials free of charge.*